

## WARRANTY DEED

57-164

**Know all Men by these Presents,**

**That** I, MARIE A. MACARTHUR, of Waterville in the County of Kennebec and State of Maine,

**27514**

in consideration of ONE (\$1.00) DOLLAR and other valuable consideration,

paid by WAYNE P. MACARTHUR, of said Waterville,

whose mailing address is 60 Oak Street, Waterville, Maine 04901,

NO TRANSFER  
TAX PAID

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and

convey unto the said

WAYNE P. MACARTHUR, his

heirs and assigns forever,

A certain lot or parcel of land with the buildings thereon, situated on the southerly side of the extension of Oak Street in said Waterville, bounded and described as follows:

Beginning at the northwest corner of land owned by J.H. Grant; thence in s southerly direction one hundred thirty-two (132) feet by Grant's west line to the north line of D.F. Parent; said Parent's north line being identical with the south line of what is known as the Kelsey Heights Lots on the southerly side of said Oak Street; thence westerly by said D.F. Parent's line fifty (50) feet; thence northerly one hundred thirty-two (132) feet by land of Wesley Jacobs; and thence easterly at right angles fifty (50) feet to the point of beginning.

Being the same premises described in the Warranty Deed in joint tenancy from Marie A. MacArthur to Paul B. MacArthur and Marie A. MacArthur, dated July 25, 1978, recorded in the Kennebec Registry of Deeds in Book 2130, Page 62. The Grantor acquired title to the premises upon the death of her husband, Paul B. MacArthur, by virtue of the joint tenancy.

**To have and to hold** the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **WAYNE P. MACARTHUR, his**

heirs and assigns, to ~~his~~ ~~xxxx~~ and their use and behoof forever.

**And** I do **covenant** with the said Grantee, **his** heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances

that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and

that I and my heirs shall and will **warrant and defend** the same to the said Grantee, **his** heirs and assigns forever, against the lawful claims and demands of all persons.

**In Witness Whereof,** I, the said **MARIE A. MACARTHUR,**

~~xxxxxx~~

~~xxxxxx~~

~~xxxxxx~~ have hereunto set my hand and seal this 28th day of the month of November, A.D. 19 86.

Signed, Sealed and Delivered  
in presence of

..... Marie A. MacArthur  
.....  
.....  
.....

State of Maine, County of Kennebec, ss. November 28, 19 86.

Then personally appeared the above named Marie A. MacArthur,

and acknowledged the foregoing instrument to be her free act and deed.

Before me,

*Charles N. Daulton*  
.....  
CHARLES N. DAULTON  
Notary Public  
Attorney at Law

RECEIVED KENNEBEC SS.  
1986 DEC -1 AM 9:00  
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